

061.A

0009

0008.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

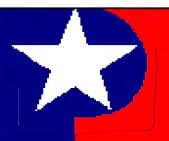
263,900 / 263,900

USE VALUE:

263,900 / 263,900

ASSESSED:

263,900 / 263,900



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		COLONIAL VILLAGE DR, ARLINGTON

## OWNERSHIP

Unit #: 18

Owner 1:	SHINGU IKUE
Owner 2:	
Owner 3:	

Street 1: 9 COLONIAL VILLAGE DR #8

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: HANEY BLAIR &amp; MAIL RANDI -

Owner 2: TRS/RAINY DAY TRUST -

Street 1: 148 BERKSHIRE ST

Twn/City: CAMBRIDGE

St/Prov: MA Cntry:

Postal: 02141

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 662 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	263,900			263,900			
Total Card		0.000	263,900			263,900	Entered Lot Size		
Total Parcel		0.000	263,900			263,900	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	398.64	/Parcel: 398.6	Land Unit Type:		

## PREVIOUS ASSESSMENT

Parcel ID								
061.A-0009-0008.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	256,400	0	.	.	256,400	256,400 Year End Roll
2019	102	FV	233,800	0	.	.	233,800	233,800 Year End Roll
2018	102	FV	193,100	0	.	.	193,100	193,100 Year End Roll
2017	102	FV	179,500	0	.	.	179,500	179,500 Year End Roll
2016	102	FV	175,900	0	.	.	175,900	175,900 Year End
2015	102	FV	154,600	0	.	.	154,600	154,600 Year End Roll
2014	102	FV	124,600	0	.	.	124,600	124,600 Year End Roll
2013	102	FV	124,600	0	.	.	124,600	124,600

## SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANEY BLAIR & M		59423-406		6/29/2012		158,000	No	No		
HANEY BLAIR,		58130-148		12/21/2011	Convenience	1	No	No		
FEDERAL HOME LO		58130-140		12/21/2011	Bank Sale	86,000	No	No		
KELLY ELAINE,		56714-12		4/8/2011	Forclosure	166,527	No	No		
STYLIANOU CHRIS		31964-273		6/15/2000		139,000	No	No	4	
HAUSSLEIN ROBER		26093-265		2/29/1996		70,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/25/2017										Measured	DGM	D Mann
9/29/2012										MLS	EMK	Ellen K
5/6/2000											197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7 - Condo Garden				Full Bath: 1	Rating: Average			BK:13787 PG:516, Building Number 9.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 0	Rating: Average												
Prime Wall: 7 - Brick				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average												
Color: BRICK				A Kits:	Rating:												
View / Desir: 2ND - 2ND FLOOR				Fpl: 0	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDO INFORMATION													
Year Blt: 1962	Eff Yr Blt:			Location: F - Front													
Alt LUC:	Alt %:			Total Units:													
Jurisdict:	Fact: .			Floor: 2 - 2nd Floor													
Const Mod:				% Own: 0.657700002													
Lump Sum Adj:				Name: 9 - 6021													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: AV - Average	30. %												
Prim Int Wall: 2 - Plaster				Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 4 - Carpet				Override:		%											
Sec Floors:		%		Total:	30.6 %												
Bsmnt Flr:				CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 320.00													
Bsmnt Gar:				Size Adj.: 1.40634441													
Electric: 3 - Typical				Const Adj.: 1.16654992													
Insulation: 2 - Typical				Adj \$ / SQ: 524.983													
Int vs Ext: S				Other Features: 32732													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 380270													
% Com Wall	% Sprinkled:			Depreciation: 116363													
				Depreciated Total: 263908													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 061.A-0009-0008.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:										Total:		